GOVERNMENT OF INDIA
HOUSING AND URBAN POVERTY ALLEVIATION
LOK SABHA

UNSTARRED QUESTION NO:1351
ANSWERED ON:07.03.2008
HIGHER POPULATION DENSITY AND INCREASED FLOOR AREA RATIO
Panda Shri Prabodh

Will the Minister of HOUSING AND URBAN POVERTY ALLEVIATION be pleased to state:

(a) whether the Government has asked State Governments to permit a higher population density for housing projects;

(b) if so, the details thereof;

(c) whether the Government has asked the State Governments to allow more floor area ratio to the developers and relax height restrictions, and

(d) if so, the details thereof?

Answer

MINISTER OF STATE IN THE MINISTRY OF HOUSING & URBAN POVERTY ALLEVIATION(KUMARI SELJA)

(a)to(d): Housing being a State subject, the question of permitting higher population density for housing projects comes under the purview of State Governments and the concerned Urban Local Bodies.However, the National Urban Housing & Habitat Policy-2007 (NUHHP) which was laid on the Table of both the Houses of Parliament on 7.12.2007 refers to use of innovative spatial incentives like relaxation of Floor Area Ratio (FAR) in the context of enhancing the supply of houses for Economically Weaker Sections (EWS) and Low Income Group (LIG).It also envisages encouraging more efficient use of scarce urban land through review of authorised FAR in line with international practices.